

179.0

0008

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

677,800 /

677,800

USE VALUE:

677,800 /

677,800

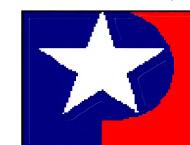
ASSESSED:

677,800 /

677,800

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
40		HOMER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHAMALLAS CATHERINE--ETAL	
Owner 2: CHAMALLAS DIAMOND	
Owner 3:	

Street 1: 40 HOMER RD
Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION

This parcel contains 7,025 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 1747 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	10	37A
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7025		Sq. Ft.	Site		0	70.	0.90	7									441,528						441,500	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	7025.000	236,300			441,500	677,800									122174
Total Card	0.161	236,300			441,500	677,800	Entered Lot Size					GIS Ref			
Total Parcel	0.161	236,300			441,500	677,800	Total Land:					GIS Ref			
Source:	Market Adj Cost				Total Value per SQ unit /Card:	388.07	/Parcel:	388.0		Land Unit Type:					Insp Date

07/18/18	07/18/18
14147!	
PRINT	
Date	Time
12/11/20	04:01:20
LAST REV	
Date	Time
11/30/20	13:28:24
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 179.0-0008-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	236,300	0	7,025.	441,500	677,800	677,800	Year End Roll	12/18/2019
2019	101	FV	227,100	0	7,025.	441,500	668,600	668,600	Year End Roll	1/3/2019
2018	101	FV	227,100	0	7,025.	372,100	599,200	599,200	Year End Roll	12/20/2017
2017	101	FV	227,100	0	7,025.	340,600	567,700	567,700	Year End Roll	1/3/2017
2016	101	FV	227,100	0	7,025.	290,100	517,200	517,200	Year End	1/4/2016
2015	101	FV	187,200	0	7,025.	252,300	439,500	439,500	Year End Roll	12/11/2014
2014	101	FV	187,200	0	7,025.	233,400	420,600	420,600	Year End Roll	12/16/2013
2013	101	FV	187,200	0	7,025.	222,000	409,200	409,200		12/13/2012

SALES INFORMATION										TAX DISTRICT				PAT ACCT.							
Grantor		Legal Ref		Type		Date		Sale Code		Sale Price		V		Tst		Verif		Notes			
		9758-186		1/1/1901		Family						No		No		N					

BUILDING PERMITS										ACTIVITY INFORMATION						
Date										Date	Result	By	Name			
5/23/2007										7/18/2018	MEAS&NOTICE	BS	Barbara S			
										3/5/2009	Inspected	189	PATRIOT			
										11/6/2008	Measured	345	PATRIOT			
										3/8/2000	Inspected	264	PATRIOT			
										1/5/2000	Measured	264	PATRIOT			
										7/23/1993		RV				

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 21 - Split Level			Full Bath: 1	Rating: Average													
Sty Ht: 1 - 1 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:													
Foundation: 1 - Concrete			A 3QBth:	Rating:													
Frame: 1 - Wood			1/2 Bath: 1	Rating: Average													
Prime Wall: 1 - Wood Shingle			A HBth:	Rating:													
Sec Wall: 8 - Brick Veneer	15 %		OthrFix:	Rating:													
Roof Struct: 1 - Gable			OTHER FEATURES			RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Average		1st Res Grid	Desc: Line 1	# Units: 1									
Color: YELLOW W/ RED BRIC			A Kits:	Rating:		Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:			Fpl: 1	Rating: Average		Other											
GENERAL INFORMATION			WSFlue:	Rating:		Upper											
Grade: C - Average			CONDOS INFORMATION			Lvl 2											
Year Blt: 1960	Eff Yr Blt:		Location:			Lvl 1											
Alt LUC:	Alt %:		Total Units:			Lower											
Jurisdct:	Fact: .		Floor:			Totals	RMS: 6	BRs: 3	Baths: 1	HB: 1							
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
INTERIOR INFORMATION			DEPRECIATION														
Avg Ht/FL: STD			Phys Cond: AV - Average	31. %													
Prim Int Wall: 1 - Drywall			Functional:														
Sec Int Wall:	%		Economic:														
Partition: T - Typical			Special:														
Prim Floors: 3 - Hardwood			Override:														
Sec Floors:	%		Total:	31 %													
Bsmnt Flr: 12 - Concrete			CALC SUMMARY														
Subfloor:			Basic \$ / SQ: 95.00														
Bsmnt Gar: 1			Size Adj.: 1.35000002														
Electric: 3 - Typical			Const Adj.: 1.00439954														
Insulation: 2 - Typical			Adj \$ / SQ: 128.814														
Int vs Ext: S			Other Features: 78500														
Heat Fuel: 2 - Gas			Grade Factor: 1.00														
Heat Type: 3 - Forced H/W			NBHD Inf: 1.00000000														
# Heat Sys: 1			NBHD Mod:														
% Heated: 100	% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO		Adj Total: 342471														
% Com Wall	% Sprinkled:		Depreciation: 106166														
			Depreciated Total: 236305														
MOBILE HOME			WtAv\$/SQ:	AvRate:	Ind.Val												
Make:		Model:															
Serial #:		Year:		Color:													
SPEC FEATURES/YARD ITEMS			PARCEL ID 179.0-0008-0011.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:						Total:						